

## MINUTES

### STATE BUILDING COMMISSION MEETING

SEPTEMBER 11, 2003

The State Building Commission met this day at 9:00 a.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

9:12 a.m.	Department of Veterans Affairs	Commissioner John Keys
9:14 a.m.	Department of Transportation	Commissioner Gerald Nicely
9:15 a.m.	Department of Human Services	Commissioner Gina Lodge
9:17 a.m.	Department of Education	Deputy Commissioner Keith Brewer
9:18 a.m.	Department of Environment and Conservation	Deputy Commissioner Jim Fyke
9:25 a.m.	Tennessee Wildlife Resources Agency	Deputy Commissioner Allen Gebhardt
9:27 a.m.	Department of Mental Health & Developmental Disabilities	
9:28 a.m.	Military Department	Colonel Greg Phelps
9:30 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
9:45 a.m.	Department of Finance and Administration	
9:50 a.m.	State Building Commission	

#### STATE BUILDING COMMISSION MEMBERS PRESENT

Lieutenant Governor John S. Wilder, Speaker of the Senate  
Jimmy Naifeh, Speaker of the House of Representatives  
Dave Goetz, Commissioner, Department of Finance and Administration  
Riley Darnell, Secretary of State  
John G. Morgan, Comptroller of the Treasury

#### STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen  
Steve Adams, State Treasurer

#### OTHERS PRESENT

Mike Fitts, State Architect  
Georgia Martin, Department of Finance and Administration  
Larry Kirk, Department of Finance and Administration  
Charles Harrison, Comptroller's Office  
Mark Wood, Secretary of State's Office  
Connie Hardin, Legislative Budget Analysis  
Genie Whitesell, Attorney General's Office  
Janie Porter, Attorney General's Office  
Jerry Preston, Tennessee Board of Regents

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David Gregory, Tennessee Board of Regents  
Pat Haas, Bond Finance  
Nancy Blevins, Department of Finance and Administration  
George Brummett, Department of Finance and Administration  
Dennis Raffield, THEC  
Cliff Steger, Department of Finance and Administration  
Keith Robinson, Tennessee Board of Regents  
Carl Brown, Department of Human Services  
Terry Smith, Department of Human Services  
Evadine McMahan, Tennessee State Museum  
Ken Scalf, Department of Finance and Administration  
Rod Wolfe, Tennessee State Veterans Home Board  
Steve Campbell, Barge Waggoner Sumner Cannon  
Tim Schwarz, Department of Environment and Conservation  
David Salyers, West Tennessee River Basin Authority  
Dwight Hensley, Department of Environment and Conservation  
Matthew Schutz, citizen  
Ed Jones, Department of General Services  
John Gregory, Tennessee Wildlife Resources Agency  
Chris Koch, JCI  
Taylor Heilpern, Legislative Budget Analysis  
Tony Poteet, University of Memphis  
Hunter Fleming, The Haizlip Firm  
Doug Roberts, Department of Finance and Administration

Lieutenant Governor Wilder called the meeting to order at 9:12 a.m. and requested action on the following projects as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF TRANSPORTATION

9:14 a.m.

Commissioner Gerald Nicely requested action on the following matter.

**STATEWIDE**

- 1) Commissioner Nicely present the Quarterly Status Report for Transportation Improvement Programs which was accepted by the Commission. Secretary of State Darnell added a comment that there has been a lot of discussion about I-840 by those who don't want it, and those who do. He suggested to Commissioner Nicely that they not be too quick to do away with it, and Commissioner Nicely said he wouldn't.

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DEPARTMENT OF HUMAN SERVICES

9:15 a.m.

Commissioner Lodge requested action on the following matter.

**VENDING SHELTER, I-81 WELCOME CENTER, BRISTOL, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding to **Demolish & Replace Vending Shelter** at I-81 Welcome Center, Bristol, with work to be accomplished by contractor for insurance company, with plans and specs to be approved by the State Architect's Office.

**Estimated Project Value:                      \$82,000.00**

*SBC Project No.                      442/000-01-03*

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DEPARTMENT OF EDUCATION

9:17 a.m.

Deputy Commissioner Keith Brewer requested action on the following matter.

**TENNESSEE SCHOOL FOR THE DEAF, KNOXVILLE, TENNESSEE**

- 1) Approved a request for a revision in scope of a project for **Cottage Emergency Repairs** at the Tennessee School for the Deaf, Knoxville, Tennessee, and approval to adjust the base contract value for purposes of change order reporting.

**Estimated Project Cost:     \$8,132,000.00**

*SBC Project No.            168/007-01-99*

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

9:18 a.m.

Deputy Commissioner Jim Fyke requested action on the following matters.

**WEST TENNESSEE RIVER BASIN AUTHORITY**

- 1) Approved a request to extend the contract with Continental Engineering for one year for design of **Continued Maintenance** work for the West Tennessee River Basin Authority.

*SBC Project No. 128/020-01-99*

**CHICKASAW BASIN AUTHORITY**

- 1) Approved a request to use remaining funds not to exceed \$736,791.97 by Shelby County as part of their matching funds for a larger \$9.9 million contract for channel stabilization, weirs and earthen berm, Wolf River, which is to be administered by the U.S. Corps of Engineers under the Corps' procurement procedures in lieu of SBC procedures, and with plans and specifications to be approved by the State Architect's Office.

**Estimated Project Cost: \$5,100,000.00**

*SBC Project No. 128/010-01-84*

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TENNESSEE WILDLIFE RESOURCES AGENCY

9:25 a.m.

Deputy Commissioner Allen Gebhardt requested action on the following matters.

**STATEWIDE**

- 1) Approved the following line-item projects, acknowledgment of the source of funding, and the selection of designers, as required:
  - A. **Blue Star Boat Ramp Upgrade**  
(Douglas Lake – Jefferson County)  
Estimated Project Cost: \$75,000.00  
SBC Project No. 220/020-01-03
  - B. **Blue Star Boat Ramp Upgrade**  
(Hiwassee River – Bradley County)  
Estimated Project Cost: \$75,000.00  
SBC Project No. 220/005-02-03
  - C. **Rearing Pond Liners**  
(Morristown Hatchery – Hamblen County)  
Estimated Project Cost: \$99,750.00  
SBC Project No. 220/020-02-03
  - D. **Access Area Upgrade**  
(Herb Parson Lake –Fayette County)  
Estimated Project Cost: \$60,000.00  
SBC Project No. 220/017-01-03
  - E. **New Shed**  
(Humboldt Hatchery – Gibson County)  
Estimated Project Cost: \$114,298.00  
SBC Project No. 220/017-02-03  
Designer: TLM ASSOCIATES
  - F. **Fish Handling Shed**  
(Morristown Hatchery – Hamblen County)  
Estimated Project Cost: \$95,520.00  
SBC Project No. 220/020-03-03  
Designer: SHAW & SHANKS
  - G. **New Rearing Pond**  
(Springfield Hatchery – Robertson County)  
Estimated Project Cost: \$25,000.00  
SBC Project No. 220/018-01-03

- 2) Approved the following projects, acknowledgment of the source of funding and selection of designers, as required:

A. **Fish Pond Improvement**

(Henderson Island – Jefferson County)

Estimated Project Cost: \$75,000.00

SBC Project No. 220/020-04-03

B. **Workbase Equipment Shed**

(Yanahi Wildlife Management Area – Maury County)

Estimated Project Cost: \$142,662.00

SBC Project No. 220/018-02-03

Designer: LARRY WOODS & ASSOCIATES

C. **Fish Handling Shed**

(Springfield Hatchery – Robertson County)

Estimated Project Cost: \$94,735.00

SBC Project No. 220/018-03-03

Designer: RUFUS JOHNSON & ASSOCIATES

D. **Black Swamp Green Tree Reservoir**

(Obion River WMA – Obion County)

Estimated Project Cost: \$75,000.00

SBC Project No. 220/017-03-03

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DEPARTMENT OF MENTAL HEALTH & DEVELOPMENTAL DISABILITIES

**DISCUSSION OF BIDS**

- 1) **Moccasin Bend Mental Health Institute**  
(Ward Renovations)  
SBC Project No. 344/009-01-01  
Bid date: 21 August 2003  
SBC Action: Referred to Subcommittee, with authority to act
  
- 2) **Western Mental Health Institute**  
(Renovate Elevators – Luton Hall)  
SBC Project No. 344/015-01-02  
Bid date: 10 September 2003  
SBC Action: No action required

MILITARY DEPARTMENT

9:28 a.m.

Colonel Greg Phelps requested action on the following matters.

NATIONAL GUARD ARMORY, CROCKETT COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **HVAC Replacement** at the National Guard Armory in Alamo, with construction services to be provide by in-house contract.

**Estimated Project Cost: \$80,000.00**  
*SBC Project No. 361/001-01-03*

NATIONAL GUARD VOLUNTEER TRAINING SITE, SMYRNA, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding to **Demolish Building 539** and **Construct NCO/Officer Billets** at Volunteer Training Site, Smyrna, with design services to be accomplished by in-house design staff with Department consultants.

**Estimated Project Cost: \$750,000.00**  
*SBC Project No. 361/079-07-03*

- 2) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$70,000.00 to \$300,000.00 (\$230,000.00 increase) of a project for **POV Parking** to include road and parking paving at the Volunteer Training Site in Smyrna, Tennessee.

**Revised Estimated Project Cost: \$300,000.00**  
*SBC Project No. 361/079-03-03*

DISCUSSION OF BIDS

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| <ol style="list-style-type: none"><li>1) <b>Volunteer Training Site, Smyrna</b><br/>(Bldg 425 Renovation – Phase 4)<br/>SBC Project No. 361/000-01-99<br/>Bid date: 9 September 2003<br/>SBC Action: No action required</li><li>2) <b>Volunteer Training Site, Smyrna</b><br/>(Bldg 665 Re-roof)<br/>SBC Project No. 361/079-04-03<br/>Bid date: 9 September 2003<br/>SBC Action: No action required</li></ol> | <ol style="list-style-type: none"><li>3) <b>Volunteer Training Site, Smyrna</b><br/>(Guard House)<br/>SBC Project No. 361/079-02-02<br/>Bid date: 11 September 2003<br/>SBC Action: Referred to Subcommittee, with authority to act</li><li>4) <b>Volunteer Training Site, Smyrna</b><br/>(76 Bed Barracks – Phase 2)<br/>SBC Project No. 361/079-01-01<br/>Bid date: 11 September 2003<br/>SBC Action: Referred to Subcommittee, with authority to act</li></ol> |
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DEPARTMENT OF VETERANS AFFAIRS

9:12 a.m.

Commissioner John Keys requested action on the following matters.

**TENNESSEE VETERAN HOME, MURFREESBORO, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Addition/Renovation** of Tennessee Veteran Home in Murfreesboro, and the selection of Johnson & Bailey Architects to design and supervise the project.

**Estimated Project Cost: \$2,835,000.00**  
*SBC Project No. 680/000-02-03*

**TENNESSEE VETERAN HOME, HUMBOLDT, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Addition/Renovation** of Tennessee Veteran Home in Humboldt, and the selection of Design Consultants, Inc. to design and supervise the project.

**Estimated Project Cost: \$2,530,000.00**  
*SBC Project No. 680/000-03-03*

**SPECIAL ITEM**

- 1) Approved a request to allocate \$4,070,000.00 of the 2003 G.O. Bond Bill for refinancing existing debt of the Veteran Homes in Murfreesboro and Humboldt, and approval to accept the contract documents negotiated by the Funding Board and as per the Appropriations Act, and approval to effect transfer of funds as negotiated.

**Estimated Project Cost: \$4,070,000.00**  
*SBC Project No. 680/000-04-03*

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TENNESSEE BOARD OF REGENTS

9:30 a.m.

Chancellor Charles Manning requested action on the following matters.

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) Approved a request for a revision in funding from \$1,300,000.00 to \$1,495,000.00 ( a \$195,000.00 increase ) and acknowledgment of the source of funding for **Sports Museum GIFT project** at Middle Tennessee State University in Murfreesboro, Tennessee.

**Revised Estimated Project Cost:**

**\$ 1,495,000.00**

SBC Project No. 166/009-02-02

TENNESSEE STATE UNIVERSITY, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$508,060.00 to \$573,060.00 ( a \$65,000.00 increase ) for **Elliott Hall Preservation** at Tennessee State University in Nashville, Tennessee, and adjust the base contract value for purposes of change order reporting.

**Revised Estimated Project Cost:**

**\$ 573,060.00**

SBC Project No. 166/001-01-03

- 2) At the Agency's request, the Commission deferred a request for approval of a project and acknowledgment of the source of funding for **RaSP Building New Construction** at Tennessee State University in Nashville, and selection of a designer to design and supervise the project.

**Estimated Project Cost:**

**\$ 8,000,000.00**

SBC Project No. 166/001-02-03

COLUMBIA STATE COMMUNITY COLLEGE, COLUMBIA, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Warf Building Chemistry Laboratory Renovations** at Columbia State Community College in Columbia, and the selection of Gobbell Hays Partners to design and supervise the project.

**Estimated Project Cost:**

**\$ 200,000.00**

SBC Project No. 166/015-01-03

**UNIVERSITY OF MEMPHIS, MEMPHIS, TENNESSEE**

- 1) Approved the Early Design Phase of a project for **Meeman Biological Field Station Quarters** at the University of Memphis in Memphis, as presented by the design firm of The Haizlip Firm.

**Estimated Project Cost:**

**\$ 721,000.00**

SBC Project No. 166/007-06-02

**DISCUSSION OF BIDS**

- 1) **East Tennessee State University, Johnson City**  
(Several Buildings Roof Repairs)  
SBC Project No. 166/005-02-99  
Bid date: 09/03/03  
SBC Action: No action required

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DEPARTMENT OF FINANCE AND ADMINISTRATION

**SPECIAL ITEMS**

- 1) At the request of staff, the Commission deferred a request for approval of an application, submitted by the City of Sevierville, to establish a tourism Development Zone in order to use certain incremental increases in State and local sales and use tax revenue to finance qualified public use facilities based on the standards by the "Convention Center and Tourism Development Act of 1998".

*SBC Project No. 529/000-08-03*

- 2) Mr. Fitts gave a brief report on the flood damage to the William R. Snodgrass Tennessee Tower and said they would have a full report at a later date. Commissioner Goetz commended the Department of General Services for doing a great job during the recovery effort. He added that it needs to be understood why it happened so it doesn't happen again.

**BID ERROR REVIEW PANEL**

- 1) At the request of staff, the Commission deferred action with regard to a report from the Bid Error Review Panel meeting held on August 28, 2003 with regard to the following projects and contractors:
  - Porter Roofing Contractors, Inc. for SBC Project No. 166/013-01-02
  - Jaycon Development Corporation for SBC Project No. 166/007-05-02

**DISCUSSION OF BIDS**

- 1) **Andrew Johnson Tower**  
(Exterior Stabilization)  
SBC Project No. 529/078-01-02  
Bid date: 4 September 2003  
SBC Action: No action required
- 2) **Northeast Regional Health Facility**  
(Parking Lot Renovations)  
SBC Project No. 408/011-01-02  
Bid date: 9 September 2003  
SBC Action: Referred to Subcommittee, with authority to act

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STATE BUILDING COMMISSION

**MINUTES OF MEETING OF STATE BUILDING COMMISSION**

- 1) Approved the Minutes of the State Building Commission meeting held on August 21, 2003.

**REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT**

1. **Foster Avenue Complex**  
(Cafeteria Demolition)  
Change Order No. 2  
Change Order Amount: \$1,138.00  
Change Order Percent: 1.46  
Cumulative Percent 12.62  
SBC Project No. 529/021-02-02
2. **Middle Tennessee State University**  
(Founders Lane Parking Lot)  
Change Order No. 3  
Change Order Amount: \$7,491.35  
Change Order Percent: 3.54  
Cumulative Percent 30.38  
SBC Project No. 166/009-04-02

**SUB-COMMITTEE REPORT**

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on August 25, 2003.

**DESIGNER SELECTION LIST**

Approved the designer selections as recommended.

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| <ol style="list-style-type: none"><li>1) <b>University of Tennessee at Knoxville</b><br/>(Walters Life Science Building)<br/>Estimated Project Cost: \$230,000.00<br/>SBC Project No. 540/009-13-03<br/>Designer: <b>WEST WELCH REED</b></li><li>2) <b>University of Tennessee at Knoxville</b><br/>(Hill Area Site Improvements)<br/>Estimated Project Cost: \$750,000.00<br/>SBC Project No. 540/009-20-03<br/>Designer: <b>ROSS FOWLER</b></li><li>3) <b>University of Tennessee at Knoxville</b><br/>(Cumberland District Office)<br/>Estimated Project Cost: \$660,000.00<br/>SBC Project No. 540/009-21-03<br/>Designer: <b>DESIGN INNOVATIONS</b></li></ol> | <ol style="list-style-type: none"><li>4) <b>University of Tennessee at Knoxville</b><br/>(Dairy Farm Relocation – Planning)<br/>Estimated Project Cost: \$10,150,000.00<br/>SBC Project No. 540/009-22-03<br/>Designer: <b>BULLOCK-SMITH &amp; PARTNERS</b></li><li>5) <b>Chattanooga State Technical Community College</b><br/>(Several Buildings Re-roof)<br/>SBC Project No. 166/012-01-99<br/>Designer: <b>Change designer name from “Barlew Neuhoﬀ” to “David R. Barlew Architects”</b></li></ol> |
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6) **Tennessee Technological University**

(New Nursing and Health Services Building)

SBC Project No. 166/011-03-02

Designer: **Change designer name from “Maffett Stamps, Inc./Everton Oglesby Askew Architects, a joint venture” to “Maffett Stamps, Inc./ Everton Oglesby Architects, a joint venture”**

7) **Humboldt Hatchery – Gibson County**

(New Shed)

Estimated Project Cost: \$114,298.00

SBC Project No. 220/017-02-03

Designer: **TLM ASSOCIATES**

8) **Morristown Hatchery – Hamblen County**

(Fish Handling Shed)

Estimated Project Cost: \$95,520.00

SBC Project No. 220/020-03-03

Designer: **SHAW & SHANKS**

9) **Yanahi Wildlife Management Area – Maury County**

(Workbase Equipment Shed)

Estimated Project Cost: \$142,662.00

SBC Project No. 220/018-02-03

Designer: **LARRY WOODS & ASSOCIATES**

10) **Springfield Hatchery – Robertson County**

(Fish Handling Shed)

Estimated Project Cost: \$94,735.00

SBC Project No. 220/018-03-03

Designer: **RUFUS JOHNSON & ASSOC**

11) **TN Veterans Home – Murfreesboro**

(Addition/Renovation)

Estimated Project Cost: \$2,835,000.00

SBC Project No. 680/000-02-03

Designer: **JOHNSON & BAILEY**

12) **TN Veterans Home – Humboldt**

(Addition/Renovation)

Estimated Project Cost: \$2,530,000.00

SBC Project No. 680/000-03-03

Designer: **DESIGN CONSULTANTS, INC.**

13) **Columbia State Community College**

(Warf Building Chemistry Lab Renovations)

Estimated Project Cost: \$200,000.00

SBC Project No. 166/015-01-03

Designer: **GOBBELL HAYS PARTNERS**



Approved by: \_\_\_\_\_  
M. D. Goetz, Jr., Commissioner  
Department of Finance and Administration